



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, December 16, 2015

10:00 AM Cook County Building, Board Room, Rm. 569

118 North Clark Street, Chicago, Illinois

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

16-0551

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/18/2015

SPECIAL USE

16-0068

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-07

Township: Lemont

County District: 17

Property Address: 56 Brookside Drive, Lemont, Illinois

Property Description: The Subject Property consists of approximately 1.3 acres, located on the west side of Brookside Drive approximately 445 feet north of 115th Street.

Owner: Lancelot Bohne, 7500 W. Imperial Drive, Bridgeview, Illinois

Agent/Attorney: John J. George, Schuyler, Roche & Crisham, P.C., 180 N. Stetson, Suite 3700, Chicago, Illinois

Current Zoning: R-4 Residential District

Intended use: Applicant seeks to construct a new single family home with a detached garage and a pool, on a property designated as environmentally sensitive area, according to the Cook County Comprehensive Land Use Policy.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

16-0012

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 15-05

Township: Palatine

County District: 14

Property Address: 1521 N. Rand Rd., Palatine

Property Description: The Subject Property consists of approximately .78 acres, located on the North side of Rand Road approximately 650 feet Northwest along Rand Road of Interstate 290.

Owner: Mario Gambino/Swaminarayan Satsang Mandal of Chicago, 5805 N. Corona Drive, Palatine, Illinois

Agent/Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks, 221 N. LaSalle, 28th Floor, Chicago, Illinois

Current Zoning: C-4 General Commercial District

Intended use: The applicant seeks a Special Use for Unique Use for a construction of a temple of Hindu religion and living quarters for the priest.

Recommendation: ZBA Recommendation is of Approval

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/6/2015, 7/1/2015 and 9/2/ 2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

VARIATIONS

16-0013

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-20

Township: Lyons

County District: 17

Property Address: 6320 Willow Springs Road, LaGrange, Illinois

Property Description: The Subject Property consists of .05 acres located on the west side of Willow Springs Road approximately, 208.08 feet south of 63rd. Street.

Owner: R & B Scapardine, 6320 Willow Springs Road, LaGrange, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce left interior side yard setback from 15 feet to 8 feet 2 ¾ inches for a proposed detached garage and (2) reduce right interior side yard setback from 15 feet to 1.83 feet for an existing detached shed.

Recommendation: ZBA Recommendation is that the application as amended be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

16-0014

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-53

Township: Schaumburg

County District: 15

Property Address: 1444 Myrtle Park Street, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.30 acres, located on the west side of

Myrtle Park Street approximately 150 feet north of Morse Avenue.

Owner: Wieslaw Labaj, 1031 Spring Cove Drive, Schaumburg, Illinois

Agent/Attorney: Robert Ryczek, Jack Oblaza & Associates, 3114 N. Harding Avenue, Chicago, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to reduce the lot area from the minimum required 40,000 square feet to an existing 13,260 square feet. This variance is sought in order to construct a single family residential dwelling on the subject property.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A

16-0015

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-55

Township: Lemont

County District: 17

Property Address: 14831 West 131st Street, Lemont, Illinois

Property Description: The Subject Property consists of approximately 0.36 acres, located on the north side of 131st Street approximately 117 feet west of DiVinci Avenue.

Owner: Wojciech Guzy, 202 Kazwell Street, Willow Springs, Illinois

Agent/Attorney: Bartlomiej Kalata, 915 W. 58th Street, LaGrange, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 15,699 square feet and (2) reduce the lot width from the minimum required 150' to an existing 100'. This variance is sought in order to construct a single family residential dwelling on the subject property.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: William & Nancy Uznanski, 12925 Archer Avenue, Lemont, Illinois

Alan Zatada, 12921 Archer Avenue, Lemont, Illinois

History:

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A

16-0069

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-56

Township: Schaumburg

County District: 15

Property Address: 1512 Myrtle Park Street, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.30 acres, located on the west side of Myrtle Park Street approximately 150 feet south of Morse Avenue.

Owner: Don & Gianna Guskey, 1512 Myrtle Park Street, Schaumburg, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,270 square feet and (2) reduce the lot width from 150' to an existing 100'. This variance is sought in order to construct a new single family residential dwelling on the subject property.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None


Objectors: None

History:

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole